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प्रादेशिक योजना -मुंबई महानगर
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम २० (३) अन्वये नोटीस प्रसिध्द करणेबाबत.
खाजगी जैवतंत्रज्ञान ऊदयोगांना दुप्पट चटई क्षेत्र निर्देशांक मंजूर करणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्रंमाक-टीपीएस-१२१०/प्र.क्र.३७७/१०/नवि-१२
मंत्रालय,मुंबई- ४०० ०३२.
दिनांक :- ११ ऑक्टोबर २०१०.

शासन निर्णय :- सोबत जोडलेली सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(जी.एम.वाजपे)
कार्यासन अधिकारी.

प्रति,

१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण,बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व),मुंबई- ४०० ०५१.
२) विभागीय आयुक्त,कोकण विभाग,कोकण भवन,नवि-मुंबई.
३) संचालक नगर रचना महाराष्ट्र राज्य-पुणे.
४) जिल्हाधिकारी ठाणे/रायगड
५) उपसंचालक, नगर रचना,कोकण विभाग,कोकण भवन,नवि-मुंबई.
६) सहाय्यक संचालक नगर रचना,ठाणे शाखा,जि.ठाणे
७) सहाय्यक संचालक नगर रचना, अलिबाग शाखा, जि.रायगड.
८)व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय,चर्नीरोड,मुंबई.

(त्यांना विनंती की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात कोकण विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी ०५ प्रती या विभागास,संचालक नगर रचना,महाराष्ट्र राज्य ,पुणे व उप सचांलक नगर रचना, कोकण विभाग,कोकण भवन,नवी मुंबई यांना पाठवाव्यात)

९) कक्ष अधिकारी,कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची सुचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.

१०) निवडनस्ती (कार्यासन-१२)

NOTICE

Government of Maharashtra,
Urban Development Department
Dated :- 11th October, 2010.

Maharashtra Regional & Town Planning Act 1966.

No. TPS-1210/CR-377/2010/UD-12: Whereas, Govt. in Industry, Energy and Labour Department vide Govt. Resolution No. DTP 2008/ CR-1608/ Ind-2 dated 10/2/2009 (hereinafter referred to as the said Resolution) has decided eligibility for development of private Biotech parks and also decided to develop private biotech park on the similar lines of Information Technology park.

And whereas, Government vide Urban Development Departments order No. TPB 4309/419/CR.22/ 2009/UD-11 dated 22/02/2009 and 27/02/2009 had directed to all the Planning Authorities to make provision in their respective Development Control Regulations for the additional FSI to buildings of Biotechnology units.

And whereas, the contents of the said Resolution has been examined with reference to the Mumbai Metropolitan Regional Plan (hereinafter referred to as the "said Regional Plan") and it is felt necessary to make amendments to the said Regional Plan in regard to the permissibility of Private Biotech Parks in Agricultural / No Development Zones, FSI available for Biotech Parks etc.

And whereas, as provided in Sub-Section (2) of Section 20 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as ' the said Act') Government is of the opinion that it is necessary to add the said regulation, as have been more specifically described in the scheduled hereunder (hereinafter referred to as " the said modifications");

And whereas, as provided in Sub-Section (3) of Section 20 of the said Act, suggestions and objections, if any to the said modification are invited from the general public in Maharashtra Government Gazette. The suggestions/ objections shall be addressed to the Deputy Director of Town Planning, Konkan Division, Navi Mumbai, who is hereby authorized to hear the suggestions/objections so received and to submit the report to Government.

Suggestions and objections received within a period of 60 days from the date of publication of this notice in the Gazette shall only be considered.

SCHEDULE

(Special Regulations for development of Bio-technology Park)

Modification No.	Subject	Version of modification
1	Definition	The Biotechnology Units/ Parks shall mean Biotechnology units / parks which are certified by the Development Commissioner (Industries) or any officer authorized by him in his behalf. The biotechnology park and unit / units outside park shall have minimum land area of 2 acres or 20000 sq.ft built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI/Free of FSI area.
2	Biotechnology Units /Park to be allowed in Service Industries Zone (I-1)	Biotechnology Units/Park shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 meter"
3	Biotechnology Units/Park to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-3)	"Biotechnology Units/Park shall be permitted on all plots fronting on roads having width more than12 meter".
4	Biotechnology Units /Park to be allowed in No Development Zone/ Green Zone earmarked in the Regional Plan.	I) Biotechnology units/parks shall be permitted in No. Development Zone/Green Zone subject to following conditions:- (i) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land. (ii) The ground coverage shall not exceed 10% of the are a of plot. (iii) Tree plantation shall be done at the rate of 500 Trees/Ha.on the remaining land excluding the built up area and the surrounding open space/utility space. (iv) The maximum height of buildings shall not exceed 24 mt. (v) Essential residential development for the staff/officer's accommodation shall be up to the extent of 33% of the permitted built up area.

		(vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone. vii) Biotechnology units/parks shall be permitted on plots fronting on roads having width more than 12 meter.
5	Additional FSI to Biotechnology Units/ Parks	Subject to approval by Director of Industries, the Deputy Director of Town Planning, Konkan Division, Navi Mumbai may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/ Park located in NDZ/Green Zone / Agriculture Zone proposed in the Regional Plan) (i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Deptt. No. BTP 2008/CR-1608/IInd-2, dated 10/2/09 (ii) Additional FSI to Biotechnology units would be available to Biotechnology parks duly approved by the Directorate of Industries and after observance of all the regulations of environment. (iii) Parking spaces, as per the provisions of Development Control Regulations shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area. (iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner. (v) 100% of the Premium so collected by the Deputy Director of Town Planning, Konkan Division, Navi Mumbai shall be paid to the Government. (vii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI. (viii) Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the said resolution.

Note :-

The aforesaid notice is made available for inspection of the general public in the office hours on all working days at the following offices.

1. Deputy Director of Town Planning, Konkan Division, Navi Mumbai.
2. Collector, Raigad District/ Thane District.
3. Assistant Director of Town Planning, Thane Branch, Thane/Raigad.

By order and in the name of the Governor of Maharashtra.

(G.M. Wajpe)
Section Officer.